



County of San Luis Obispo, California

PARKS & RECREATION COMMISSION

COUNTY PARKS AND RECREATION COMMISSION AGENDA ITEM TRANSMITTAL

TO: Parks and Recreation Commission

FROM: Parks and Recreation Department / Shaun Cooper / 781-4388

SUBJECT: Parks and Recreation Commission Recommendation to the Board of Supervisors for the designation of \$1,000,000 in Parks Public Facilities Fees for the Octagon Barn site improvements associated with the Bob Jones Pathway staging area.

DATE: 10/23/2014

Recommendations:

It is recommended that the Parks and Recreation Commission make a recommendation to the Board of Supervisors to designate \$1,000,000 of Park Public Facilities Fees funding for improvements to the Octagon Barn site, including grading and parking lot construction, which will serve the Bob Jones Pathway staging area.

Discussion:

The Land Conservancy of San Luis Obispo County and San Luis Obispo County have worked collaboratively for many years to develop various segments of the Bob Jones Pathway. The Land Conservancy has agreed to allow the County to locate a public trailhead and staging area to serve the Bob Jones Pathway, at the Octagon Barn site located on South Higuera Street.

The County operates and maintains approximately 2.5 miles of existing Bob Jones Pathway, extending from the County's Ontario Road staging area westward to Avila Beach. The County has been working with the Land Conservancy to extend the Bob Jones Pathway from the Ontario Road staging area northward to the Octagon Barn site. This new segment would be approximately 4.4 miles in length. The Land Conservancy has assisted the County by working with property owners, providing input on project design, and offering the Octagon Barn site as a trailhead and staging area for the pathway.

The Land Conservancy is in the process of developing the Octagon Barn site as a public center for interpretative education and events. The attached conceptual plan notes site improvements that will include, but are not limited to: the restoration of onsite buildings; restrooms; site grading; parking; South Higuera left turn lane improvements; and landscaping. These site improvements will serve the Octagon Barn Center and the Bob Jones Pathway trailhead and staging area. Construction documents are in progress and may alter the layout somewhat but essential elements will be included in the final plans.

On June 3, 2014 the Board of Supervisors approved a Joint Operating Agreement with the Land Conservancy, to grade the Octagon Barn site, develop a parking lot and construct restrooms to serve

both the Bob Jones Pathway trailhead and the Octagon Barn Center. The Land Conservancy has agreed to operate and maintain the improvements on the Octagon Barn site at no cost to the County. The County will maintain the pathway and signage related to the Bob Jones Pathway. These costs are anticipated to be less than \$1,000 per year and may be offset by new permit revenues for special event conducted on the pathway.

On August 28, 2014 the Parks and Recreation Commission reviewed a report on this topic and recommended that the Board designate \$700,000 in Parks Public Facilities Fees and utilize an additional \$300,000 of the currently committed Bob Jones Pathway funds to assist in funding this project. Since the August meeting, Parks has obtained additional cost estimate information from Architectural Services.

Access improvements into the Octagon Barn site trailhead and staging area are required for the Bob Jones Pathway project. These street improvements, including a left turn lane and widening of S. Higuera St., are estimated, by Architectural Services, to cost \$1,186,600 (of which \$461,800 will be funded with a previously secured transportation grant).

An estimate provided by Architectural Services notes that the site grading, drainage, and parking components for the Octagon Barn trailhead and staging area will cost between \$1,700,000 and \$2,000,000. Currently, approximately \$2,398,178 remains committed to fund the Bob Jones Pathway project (WBS 300020) for the development and construction of the Bob Jones Pathway in its entirety. Of these funds, approximately \$1,548,962 is Parks Public Facilities Fees, and the balance is other funding sources including grants. Designating the recommended \$1,000,000, in Parks Public Facilities Fees, will provide a total of \$2,548,962 in Parks Public Facility fees funding and enable the construction of the trailhead components while retaining approximately \$500,000 to \$700,000 of the previously committed Parks Public Facilities Fees for the actual development and construction of the Bob Jones Pathway project.

The 2008 preliminary engineer's estimate for the entire 4.4 mile Bob Jones Pathway was \$10,534,000, but total costs will likely be higher at the time of construction due to cost escalation. The 2008 preliminary estimate for the first segment, between the Octagon Barn and the South Higuera Street Bridge over San Luis Creek, was \$2,181,500, but this amount will also likely be higher at the time of construction due to cost escalation. Actual timing of the construction project is contingent upon securing public trail easements and grant funding.

The below table reflects the funding committed to current high priority park projects, listed in order, to give some context to the funding recommended for the Bob Jones Pathway staging area, at the Octagon Barn site.

Project	Funding
Cayucos Pier	\$3,490,000
Bob Jones Pathway- Octagon Barn to Ontario Rd.	\$2,800,000
Santa Margarita Lake Boating Facility Improvements	\$1,528,000
Bob Jones Staging Area & Left Turn Lane	\$567,000
Morro Bay to Cayucos Connector	\$615,000
San Miguel Park Expansion	\$1,500,000

Nipomo Park Playground	\$370,000
Templeton to Atascadero Connector	\$560,000
Avila to Harford Pier Pathway	\$472,000
Jack Ready Park	\$500,000
Biddle Park Playground	\$151,000
SLO Botanical Garden	\$300,000
Pismo Preserve	\$1,500,000

Other Agency Involvement:

The following agencies have been involved with this project: The Land Conservancy of San Luis Obispo, as a partnering agency; and San Luis Obispo Counsel of Governments, as a funding agency.

Financial Considerations:

Parks Public Facilities Fee (PPFF) funds are collected through residential development and are placed into one countywide fund. As noted below, \$1,454,098 of PPFF funding is currently available as non-committed PPFF funds. If the recommended \$1,000,000 of PPFF funds is committed to this project (WBS 300020), there would remain \$454,098 of uncommitted PPFF funds.

Parks Public Facility Fees	Available
Balance as of 9/30/14	\$1,454,098
PPFF Request for Octagon Barn Trailhead Improvements	\$1,000,000
Uncommitted PPFF Balance	\$ 454,098

The Land Conservancy will be responsible for maintaining the Octagon Barn premises and site improvements. The County will be responsible to maintain the Bob Jones Pathway improvements. These costs are anticipated to be less than \$1,000 per year and may be offset by new revenues for special event permits conducted on the pathway.

Attachments

- Attachment 1 - Vicinity Map
- Attachment 2 – Octagon Barn Conceptual Site Plan